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TRANSMITTAL LETTER

FILED

00 AUG 17 PM 12:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

August 16, 2000

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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*****78.75 *****78.75

RE: NELSON REAL ESTATE CONSULTANTS, Inc.
Proposed Corporate Name

Enclosed please find one original and one copy of the articles of incorporation and certificate of designation for registered agent/registered office for the above corporation. The filing fee of \$78.75 is enclosed. A certified copy is not requested at this time. Please use the copy herein, as file/return copy. Also please forward a certificate of status.

FROM: Richard Nelson, Jr.
Incorporator
NELSON REAL ESTATE CONSULTANTS, Inc.
750 South Orange Blossom Trail, Suite 07
Orlando, FL 32805

Thank you for your prompt attention to the filing and creation of this new entity.

Cordially,

Richard Nelson, Jr.

ENCLOSURES

BROWN AUG 23 2000

**Articles of Incorporation
for
NELSON REAL ESTATE CONSULTANTS, Inc.**

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ARTICLE I. CORPORATE NAME

The name of this corporation is: **NELSON REAL ESTATE CONSULTANTS, Inc.**

ARTICLE II. NATURE OF BUSINESS AND POWERS

The general nature of the business to be transacted by this corporation is to engage in the business of **property rehabilitation, marketing, investments, financing, development, architectural design and related services thereof**, and other contractual related services, along with any and all other business permitted under the laws of the United States of America and the great state of Florida.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to issue and have outstanding at any one time is 10,000 shares of common stock having par value of at least \$1.00 per share. Par value may be issued only for consideration having a value, in the judgment of the board of directors, at least equivalent to the full par value of the stock to be issued. No par shares may be issued only for such consideration as is determined by the board of directors. All shares issued shall be fully paid and nonassessable.

ARTICLE IV. TERM OF EXISTENCE

This corporation shall have perpetual existence commencing after the filing of these articles with the Secretary of State for the State of Florida.

ARTICLE V. INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

**Mr. Richard Nelson, Jr.
750 South Orange Blossom Trail, Suite 07
Orlando, FL 32805
(407) 872-7442**

The board of directors from time to time may move the Registered Office to any other address in the state of Florida.

ARTICLE VI. BOARD OF DIRECTORS

This corporation shall have one (1) directors initially. The number of directors may be increased or diminished from time to time by Bylaws adopted by the stockholders and board of directors, but shall never be less than one.

ARTICLE VII. INITIAL BOARD OF DIRECTORS

The name, address and telephone number of the initial board of director for this corporation are:

Mr. Richard Nelson, Jr.
750 South Orange Blossom Trail, Suite 07
Orlando, FL 32805
(407) 872-7442

The person named as initial director shall hold office for the first year of existence of this corporation or until his successors are elected or appointed and have qualified, whichever occurs first.

ARTICLE VIII. INCORPORATORS

The name and street address of the persons signing these articles of incorporation as the Incorporator is:

Mr. Richard Nelson, Jr.
750 South Orange Blossom Trail, Suite 07
Orlando, FL 32805
(407) 872-7442

ARTICLE IX. PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

750 South Orange Blossom Trail, Suite 07, Orlando, FL 32805

ARTICLE X. AMENDMENT

These articles of incorporation may be amended in the manner provided by law. Every amendment shall be approved by the board of directors, proposed by them to the stockholders and approved at a stockholder's meeting by at least a majority of the stock entitled to vote, unless all of the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these articles of incorporation be made.

ATTESTATION

IN WITNESS WHEREOF, the undersigned, as Incorporator for **NELSON REAL ESTATE CONSULTANTS, Inc.**, has executed the foregoing Articles of Incorporation on August 16, 2000.


RICHARD NELSON, Jr.
Incorporator

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE

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TALLAHASSEE, FLORIDA

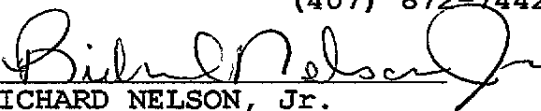
Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the corporation is **NELSON REAL ESTATE CONSULTANTS, Inc.**

2. The name and address of the registered agent and office is:

Mr. Richard Nelson, Jr.
750 South Orange Blossom Trail, Suite 07
Orlando, FL 32805
(407) 872-7442

SIGNATURE



RICHARD NELSON, Jr.

Incorporator

August 16, 2000

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE



RICHARD NELSON, Jr.

August 16, 2000